



# Solar & Battery Storage Land Lease

## LANDOWNER INFORMATION PACKET

Thank you for your interest in leasing your land for clean energy. This packet explains how a solar or battery storage land lease works, what makes land a good fit, what you can expect at each stage, and answers the questions landowners ask most. It is a plain-language overview, not an offer or a contract.

## About Aurevia Energy

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Aurevia Energy is a solar, battery storage, and microgrid engineering and construction company. We develop, engineer, and build clean energy projects and serve as the single point of accountability from design through construction. We work with landowners across Texas and Louisiana to identify well-suited sites and structure long-term leases that provide stable, predictable income.

Leasing land to Aurevia lets you keep ownership of your property while earning reliable, contracted payments for decades, often on land that is marginal for other uses.

## Could Your Land Qualify?

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Every parcel is different, and we evaluate each one individually. In general, the strongest candidates share these traits:

- **Size:** roughly 50 acres or more for solar. Battery storage can work on much smaller parcels, often under 20 acres.
- **Near power lines:** close proximity to an electrical substation or transmission line, ideally within a mile or two.
- **Relatively flat and clear:** gentle slopes, few wetlands, and limited tree cover make a site easier to build.
- **Outside the floodplain:** land outside mapped flood and wetland areas is strongly preferred.
- **Road access:** a usable access route for construction and maintenance.

If your land does not check every box, it may still work. We assess slope, flood and wetland coverage, and buildable area for each parcel before making an offer.

## How a Land Lease Works

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A clean energy land lease typically moves through two phases, and you are paid in both.

### 1. Option and development phase

When we begin studying your land, we enter an option agreement. During this phase, which usually lasts a few years, we perform surveys, environmental review, permitting, and the utility interconnection process. You receive option payments during this period simply for giving us the time to do this work. You keep using your land as you do today, where compatible.

### 2. Operations phase

If the project moves forward, the lease converts to its operating term, commonly 25 to 35 years, often with renewal options. You receive annual rent that escalates over time. Payments are set by contract, so they are predictable and not tied to your crop yields, commodity prices, or the weather.

The specific dollar figures for your parcel (option payment, annual rent, escalator, and term) are presented in a personalized indicative offer after we review your land. They depend on location, acreage, buildable area, and the local energy market.

## What to Expect: Timeline

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Clean energy projects take time, largely because connecting to the electric grid is a multi-year process. A typical path looks like this:

- **Land review and offer:** a few weeks after we receive your parcel information.
- **Option signed and development begins:** surveys, environmental work, and permitting.
- **Grid interconnection:** often the longest step, commonly two to five years depending on the region and utility.
- **Construction:** usually 12 to 18 months once approvals are in place.
- **Operations:** the project generates power and you receive operating rent for the full lease term.

Throughout the option phase, your option payments continue, so you are compensated while the long lead-time work is completed.

## Common Questions

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### **Do I still own my land?**

Yes. You retain ownership the entire time. A lease grants us the right to use the land for the project; it does not transfer your title.

### **How are property taxes handled?**

Lease terms commonly address responsibility for any increase in property taxes attributable to the project. The specifics are set out in your agreement, and we encourage you to review them with your own tax advisor.

### **Can I still farm or graze the land?**

During the development phase, compatible existing uses often continue. Once a solar project is built, the leased area is generally dedicated to the project, though sheep grazing is compatible with many solar sites. Battery storage uses only a small footprint.

### **What happens to the land when the lease ends?**

Leases include decommissioning obligations. At the end of the term the equipment is removed and the land is restored, typically backed by a decommissioning security so the obligation is funded.

### **Do I keep my mineral, water, and hunting rights?**

These are addressed in the agreement and are negotiable. Many landowners retain mineral and hunting rights on unused portions of the property.

### **Who pays for development, permitting, and construction?**

Aurevia and its project partners carry the development and construction costs. There is no cost to you to have your land evaluated or to lease it.

### **Can I sell my land during the lease?**

Yes. The lease typically transfers with the land, so a future buyer takes the property subject to the lease and the income that comes with it.

### **What if the project does not move forward?**

If the project does not advance, the option simply expires or the lease is terminated under its terms. You keep the option payments you received, and the land returns to your unrestricted use.

### **How does lease income compare to farming?**

On many parcels, contracted lease payments provide steadier and more predictable income than commodity farming, without exposure to drought, prices, or input costs. We can walk through illustrative figures for your specific parcel.

## Getting Started

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The process is straightforward:

1. Share your parcel information: county, approximate acreage, and location.

2. We assess the land for buildable area, grid access, and suitability.
3. You receive a personalized, non-binding indicative offer with the proposed terms.
4. If you wish to proceed, definitive agreements are prepared, and we encourage you to review them with your own attorney.

## Contact Aurevia Energy

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*Serving landowners in Texas and Louisiana.*